

151.0

0002

0031.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

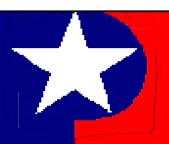
785,500 / 785,500

USE VALUE:

785,500 / 785,500

ASSESSED:

785,500 / 785,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SMITH KIRK W & JOANNE M/ TRS

Owner 2: 37 BUENA VISTA ROAD NOMINEE TR

Owner 3:

Street 1: 37 BUENA VISTA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SMITH JOANNE M & KIRK W -

Owner 2: -

Street 1: 37 BUENA VISTA ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750	Sq. Ft.	Site			0	80.	0.789										546,000						546,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8750.000	239,500		546,000	785,500		100189
							GIS Ref
							GIS Ref
							Insp Date
							04/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,500	0	8,750.	546,000	785,500		Year end	12/23/2021
2021	101	FV	230,800	0	8,750.	546,000	776,800		Year End Roll	12/10/2020
2020	101	FV	230,800	0	8,750.	546,000	776,800	776,800	Year End Roll	12/18/2019
2019	101	FV	198,900	0	8,750.	511,900	710,800	710,800	Year End Roll	1/3/2019
2018	101	FV	198,900	0	8,750.	423,200	622,100	622,100	Year End Roll	12/20/2017
2017	101	FV	198,900	0	8,750.	389,000	587,900	587,900	Year End Roll	1/3/2017
2016	101	FV	198,900	0	8,750.	354,900	553,800	553,800	Year End	1/4/2016
2015	101	FV	197,900	0	8,750.	348,100	546,000	546,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JOANNE M	1566-165	1	12/15/2020	Convenience		1	No	No	
W. SMITH/M. SMI	1186-37		4/16/1998	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2011	1528	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
3/13/2009	Inspected	189	PATRIOT
1/12/2009	Entry Denied	372	PATRIOT
1/14/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			HAS WALKUP ATTIC BUT HAS NO HEAD ROOM SINK IN BSMT.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:										42						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:	%			OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1											
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 2	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDO INFORMATION				Lvl 2													
Year Blt: 1955	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB: 1									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %																
Prim Int Wal 1 - Drywall				Functional:		%															
Sec Int Wall:	%			Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: 4 - Carpet	50 %			Total:	26.4 %																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ: 100.00																	
Bsmnt Gar: 1				Size Adj.: 1.35000002																	
Electric: 3 - Typical				Const Adj.: 0.99495000																	
Insulation: 2 - Typical				Adj \$ / SQ: 134.318																	
Int vs Ext: S				Other Features: 88000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 325441																	
% Com Wal	% Sprinkled			Depreciation: 85916																	
				Depreciated Total: 239524																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 151.0-0002-0031.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				